



MOSSSEL BAY MUNICIPALITY
MOSSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSSEL BAYI

In antwoord verwys na nommer
In reply quote number 5533181
Xa Uphendula chaza Le Nombolo

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2007 Rapport Dorp van die Jaar
2016 National Greenest Town
2017 Kwêla Town of the Year!

2019-08-21

Mr Kloppers
10 Mossel Str
Kleinbrak

APPLICATION FOR THE APPROVAL OF A BUILDING PLAN IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, ACT 103 OF 1977, AS AMENDED

PLAN No:	1393/19		
ERF:	783	AREA:	Kleinbrak
STREET:	Mossel Str	STREET No:	10

You are hereby informed that the above-mentioned building plan application has been APPROVED.

With reference to the proposed building, please take note of the following:

1. Duties of the owner and building contractors

- Copies of the approved building plan must, at all times, be available at the site during construction.
- Sanitary facilities must be provided for all personnel employed on site, prior to the commencement of construction works.
- No building work may commence without the prior written application having been lodged with the Building Control Department, for a foundation inspection.
- All plumbing must be undertaken by a qualified plumber. Sewerage inspections must be applied for in writing.
- Application for an occupancy certificate must be applied for 14 days prior to occupation of the building.
- Application for an electrical connection must be submitted to the Electro-Technical Department prior to the required date.
- The electrical meter and terminal or junction point may not be built in.
- Request to the building inspectors must be made at least 2 days in advance, and must be accompanied by the relevant application forms. For further queries, please contact the Building Control Department.

2. Compulsory inspections for new buildings and sewers

1. Excavations inspections (Prior to casting of foundations)
2. Foundation / Floor
3. Roof construction before fixing roof sheet and ceilings
4. Open sewerage inspections
5. Final building inspection (Occupation)

3. Requirements for the application for a Certificate of Occupancy

- Certificate of Compliance for the electrical installation, issued by an accredited electrical contractor.
 - A copy of which must be lodged with the Electro-Technical Department also.
- Pavements and premises must be cleaned & cleared of unsightly rubble, etc.
- All relevant Engineer's Certificates
- Where applicable, an A19 Compliance Certificate, issued by a registered competent person, for gang-nail roof trusses.
- Any other certificates or information deemed necessary by the building inspector.

4. Important directives

- Sectional title owners must contact the Deeds office to amend the building size on the title deed after additions have been completed.
- In terms of Article 14 of Act 103 of 1977, an Occupation Certificate must be issued by the building inspector prior to a building being occupied.
- No deviation from the approved plans is permitted without consultation with the building inspector.
- Buildings may only be used for the purpose indicated on the approved building plan.
- Accumulation/stockpiling of building materials on the Municipal property is forbidden. An application can, however, be made to rent sidewalk space from the municipality.
- Boundary pegs must be pointed out to the Building Inspector during the inspection.
- All building material to comply with SABS, NBR (103 of 1977) & Agrément board requirements.
- The approved plan is valid for a period of 1 (one) year from date of approval. Works not started within this time must apply for an extension or re-submit.

5. Conditions of Approval

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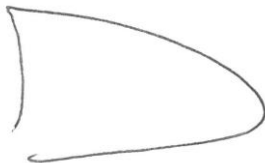
6. Building Inspector

For further information or queries, please contact

Andre Rayners

0446065241

Yours faithfully,



pp MUNICIPAL MANAGER



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Please take note of the following information in addition to that contained in the approval letter:

1. Council By-Laws

Please note that it is the owner/builder's responsibility to familiarise him/herself with all applicable Council By-Laws. Please contact the Municipality for any queries and/or clarification, or visit Mossel Bay Municipality's website at www.mosselbay.gov.za; click on *Documents* and filter for *By-Laws*.

2. Municipal road reserves and sidewalks

The road reserve is generally defined as the street surface and roadside verge and sidewalk up to the erf boundary. The road reserve belongs to the Council and the Council thus reserve all rights to this property.

6. No structure(s) or alternations may be erected within the road reserve without prior approval from the Mossel Bay Municipality, including but not limited to retaining walls, gardens, bollards and hardening of surfaces (paving). The Municipality may request that any unauthorised erections are removed – not adhering to these instructions may result in legal action. This ruling is indefinite & not subject to completion or occupation certificates.
7. Each property is permitted one vehicular entrance (driveway) of max 6m wide from a suitable internal/public street, as defined in the Town Planning layouts, which must be safe for use by both the owner and the public. Safety will be evaluated on site in regards to traffic blind spots, hidden entrances, traffic flow, distance from the nearest intersection and pedestrian safety. An application is to be made to Roads & Stormwater for any additional entrance(s).
8. The sidewalk is set out to accommodate both Municipal services and pedestrian traffic. A minimum 1,2m clear space (measured from the edge of the road) is required for such use.
9. All parking, private and/or building-related, must be accommodated within the erf boundaries. The Municipal road reserve may not be utilised for such purposes (ex. paving for additional street parking).

3. Liability for damages & traffic control

1. The owner/builder will be held responsible for any damage to Municipal infrastructure (including but not limited to tarred surfaces, kerbs, stormwater, sewer, water & electrical installations), directly or indirectly caused by the building activity. Any costs incurred to remedy damages will be deducted from the builders' deposit or added to the Municipal rates & taxes account. All rectifications must be completed to the satisfaction of the Municipality, prior to completion or occupation being issued.
2. Public safety and traffic control takes precedence over building activity. The owner/builder will be held responsible for any damage, loss or injury incurred due to poor traffic safety as a result of the building activity. Delivery and construction vehicles must be accommodated on the property, or where impractical/impossible, the road shoulder may be used, at the owner's risk, if clearly visible and demarcated. No obstruction or road closures are allowed without Municipal approval.

4. Site protection

The owner/builder alone is responsible for the site and/or construction work. The site must be properly demarcated and warning/danger signage installed to keep the general public from entering and incurring injuries/damage.

The owner/builder must contain all building activities within the property boundaries and is responsible for containing/controlling building related dust, erosion and rainfall/flood events. Any instruction in this regard from the Municipality must be adhered to if found unacceptable.

5. Working hours and noise control

Building activities within residential areas are limited to Mondays – Fridays between 06:00 – 18:00, and Saturdays between 06:00 – 17:00. No work is allowed on Sundays and Public holidays. Noise or undue disturbance, including the use of machinery, hammering, cutting, grinding, sawing, compacting and construction vehicles, outside of these hours may lead to legal action.

6. Nightwatchman

No person may enter or sleep or gather on any building site outside of the above-mentioned working hours, with the exception of-

- the owner of the property;
- the building contractor;
- in the case of additions, the lawful occupier of the premises; and
- one night watchman, with the approval of the local authority.

The owner may apply in writing to the Mossel Bay Municipality to allow one nightwatchman on the property during the construction period. The application must contain the erf number and physical address, the timeframe for which the authorisation is required, the name, contact details and ID of the security company and/or person(s) who will be permitted on site.

Upon receipt of authorisation, the owner must also in writing inform the local Neighbourhood Watch (where applicable).

The authorised night watchman must at all time have a copy of the authorisation & an ID on him/her.

The Municipality retains the right to retract any such authorisation should complaints arise.

7. Stormwater run-off

Rainwater must be managed in such a way that it is not concentrated, by means of hard landscaping, pipes or other outlets, onto lower lying properties, but is distributed/dissipated evenly and gently at the lower property boundary.

Take note: Stormwater problems between neighbouring properties/owners remain a conflict item to be resolved between themselves, and the Municipality will not act as a mediator/arbitrator for conflict resolution for such complaints.

8. Transgressions and violations

If upon inspection, either during construction or after completion/occupation, it is found that the owner has transgressed in terms of the National Building Regulations and/or any other applicable by-law, the owner will be served with a notice to rectify the situation by prescribed means. Failure to comply to such a Notice timeously may result in legal action.

Yours faithfully,



pp MUNICIPAL MANAGER